



## 402 Thornton Road, Thornton, Bradford, BD13 3LP

Price Guide £630,000

- \* GUIDE PRICE 650,000 - £675,000 \*
- SELF CONTAINED ANNEXE TO THE LOWER GROUND FLOOR
- PARKING FOR SEVERAL CARS TO THE REAR
- FOUR FULL BATHROOM/ SHOWER ROOMS
- SET IN AN ENVIABLE PLOT
- EIGHT - TEN BEDROOM DETACHED
- STUNNING VIEWS TO THE FRONT
- THREE RECEPTION ROOMS
- GOOD SIZE GARDEN TO THE FRONT
- PERIOD PROPERTY WITH SOME ORIGINAL FEATURES

# 402 Thornton Road, Bradford BD13 3LP

\* GUIDE PRICE 650,000 - £675,000 \*

Nestled in the charming Thornton area of Bradford, this detached house is a true gem waiting to be discovered. Boasting three reception rooms, this property offers ample space for entertaining guests or simply relaxing with loved ones. With a total of eight generously sized bedrooms and four bathrooms, there is no shortage of room for the whole family to spread out and enjoy. Two of the ground floor rooms have the potential to be used as further bedrooms should they be required, making the property have up to 10 bedrooms.

Originally a retirement home, this property is steeped in history and character, with many original features that add to its unique charm. The self-contained annexe on the lower ground floor is currently used as an Air BNB, provides a versatile space that could serve a variety of purposes to suit your needs and generate additional income.

One of the standout features of this property is the stunning views it offers over the valley to the front. If you are looking for a spacious property with character, history, and rural views, this large eight to ten bedroom house on Thornton Road is the perfect place to call home. Don't miss out on the opportunity to make this unique property your own.



Council Tax Band: F



## **\* GROUND FLOOR ACCOMMODATION \***

### **ENTRANCE HALL**

Composite front entrance door, wood effect laminate flooring, stairs leading to the first floor, two central heating radiators, double glazed window to the front

### **LIVING ROOM**

16'6 x 15'0

Feature fireplace with electric fire, TV point, telephone point, wood effect laminate flooring, two central heating radiators, double glazed bay window to the front.

### **SITTING ROOM/ DINING ROOM**

25'10 x 15'2

Feature fire surround with multifuel burning stove, telephone point, two central heating radiators, double glazed bay window to the front.

### **KITCHEN**

16'2 x 10'8

Modern range of fitted base & wall units, contrasting work surfaces, sink & drainer, range cooker, extractor fan, integrated fridge/freezer, plumbing for an automatic washing machine, central heating radiator, double glazed window to the rear.

### **FURTHER RECEPTION ROOM/ GROUND FLOOR BEDROOM**

12'9 x 9'6

This room is currently used as a home bar, but could be used as a ground floor bedroom. Central heating radiator, double glazed window to the side.

### **STUDY/ GROUND FLOOR BEDROOM**

14'5 x 7'11

Currently used as a study but again could be used as a ground floor bedroom. Central heating radiator, double glazed window to the side.

### **GROUND FLOOR SHOWER ROOM**

Three piece suite comprising; step in shower cubicle, pedestal wash basin, low flush WC, tiled walls, extractor fan, central heating radiator.

## **\* FIRST FLOOR ACCOMMODATION \***

### **LANDING**

Stairs leading up front the hallway, lovely double glazed stained glass window to the rear, access to four bedrooms, bathroom & utility room.

### **BEDROOM ONE**

16'7 x 13'1

Central heating radiator, double glazed window to the front with views.

### **BEDROOM TWO**

15'9 x 16'0

Central heating radiator, double glazed window to the rear,

### **BEDROOM THREE**

16'4 x 7'7

Central heating radiator, double glazed window to the side.

### **BEDROOM FOUR**

12'6 x 7'5

Central heating radiator, double glazed window to the front.

### **BATHROOM**

Fitted bathroom suite comprising; panelled bath with mixer tap & shower above, wash basin set in a vanity unit, low flush WC, part tiled walls, central heating radiator, double glazed window to the front.

### **UTILITY ROOM/ LAUNDRY ROOM**

Plumbing for an automatic washing machine, central heating boiler, central heating radiator, double glazed window to the side.

## **\* SECOND FLOOR ACCOMMODATION \***

### **LANDING**

Access to four bedrooms, bathroom & storage room.

### **BEDROOM FIVE**

15'9 x 14'7

Central heating radiator, double glazed skylight window to the front.

### **BEDROOM SIX**

16'4 x 14'10

Central heating radiator, double glazed skylight window to the front.

## BEDROOM SEVEN

9'8 x 4'5

Central heating radiator, double glazed window to the rear..

## BEDROOM EIGHT

9'9 x 12'5

Central heating radiator, double glazed window to the rear.

## SHOWER ROOM

Three piece suite comprising; step in shower cubicle, wash basin set in a vanity unit, low flush WC, central heating radiator, double glazed skylight window to the rear.

## \* LOWER GROUND FLOOR ANNEXE \*

This annexe is currently used as an Air BNB generating an additional income. But could be used for a family member to live independently and still close by.

## ANNEXE LOUNGE/ KITCHEN

External entrance door to the front, fully fitted kitchen with base & wall units, contrasting work surfaces,, sink & drainer, electric oven, gas hob, extractor, plumbing for an automatic washing machine, central heating radiator.

## ANNEXE BEDROOM

13'10 x 12'0

Wood effect laminate flooring two central heating radiators, double glazed window to the side.

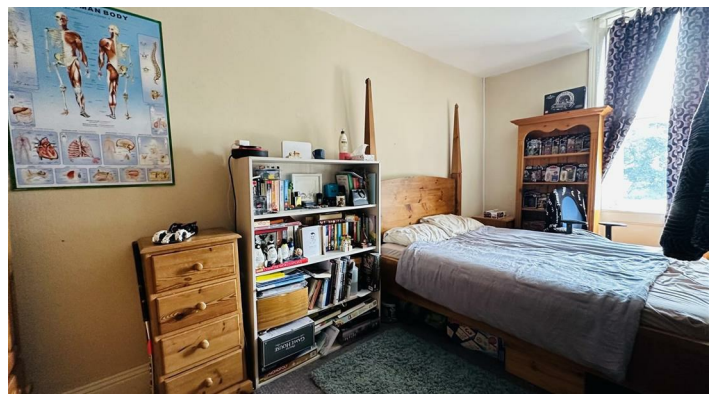
## ANNEXE SHOWER ROOM

Three piece suite comprising; shower cubicle, pedestal wash basin, low flush WC, extractor fan, central heated towel rail.

## EXTERIOR

The majority of the garden area is to the front of the property, with lawn, mature shrubs & bushes, various seating areas including the raised seating area offering stunning views across the valley. To the rear is ample parking for several vehicles.







## Directions

## Viewings

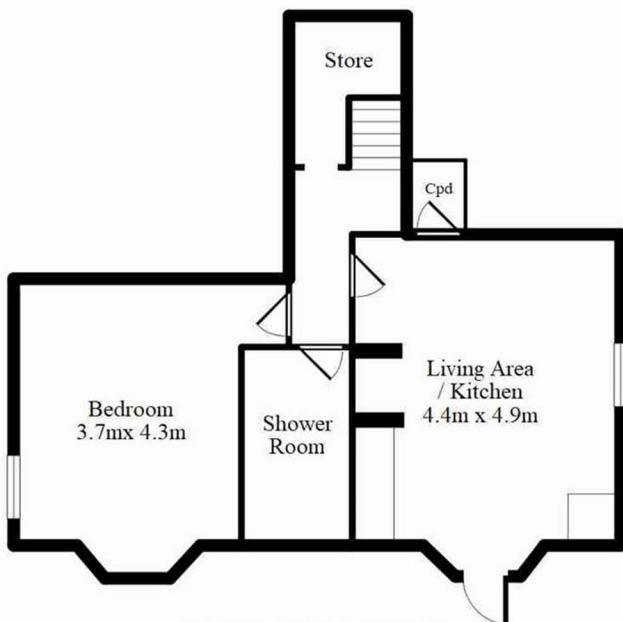
Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## EPC Rating:

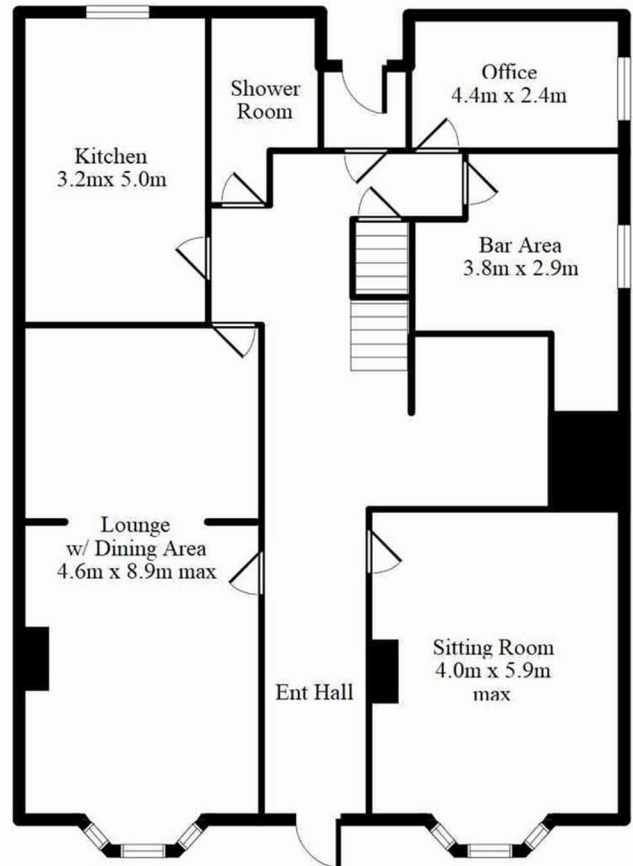
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS 2024



LOWER GROUND FLOOR



GROUND FLOOR